HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: September 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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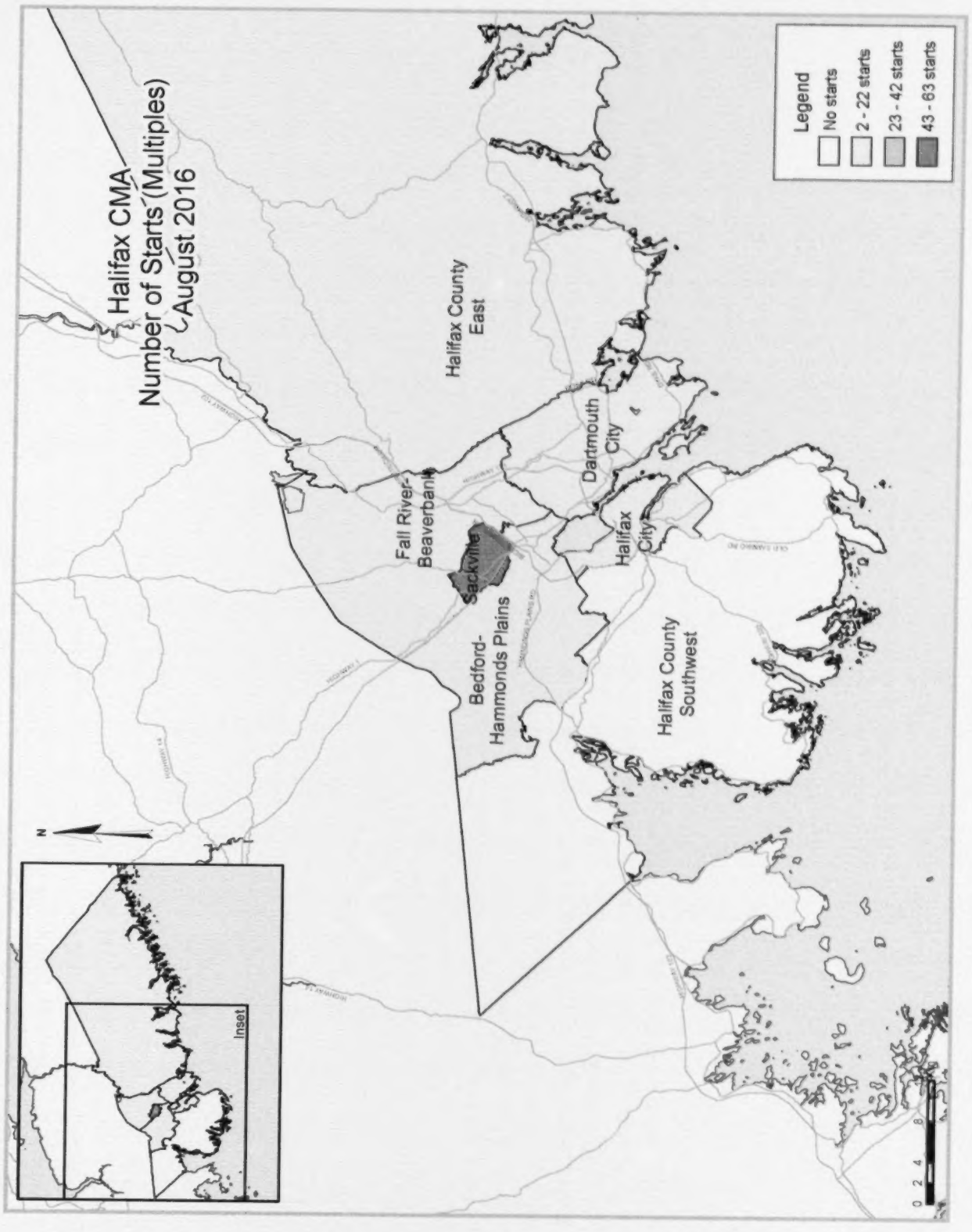
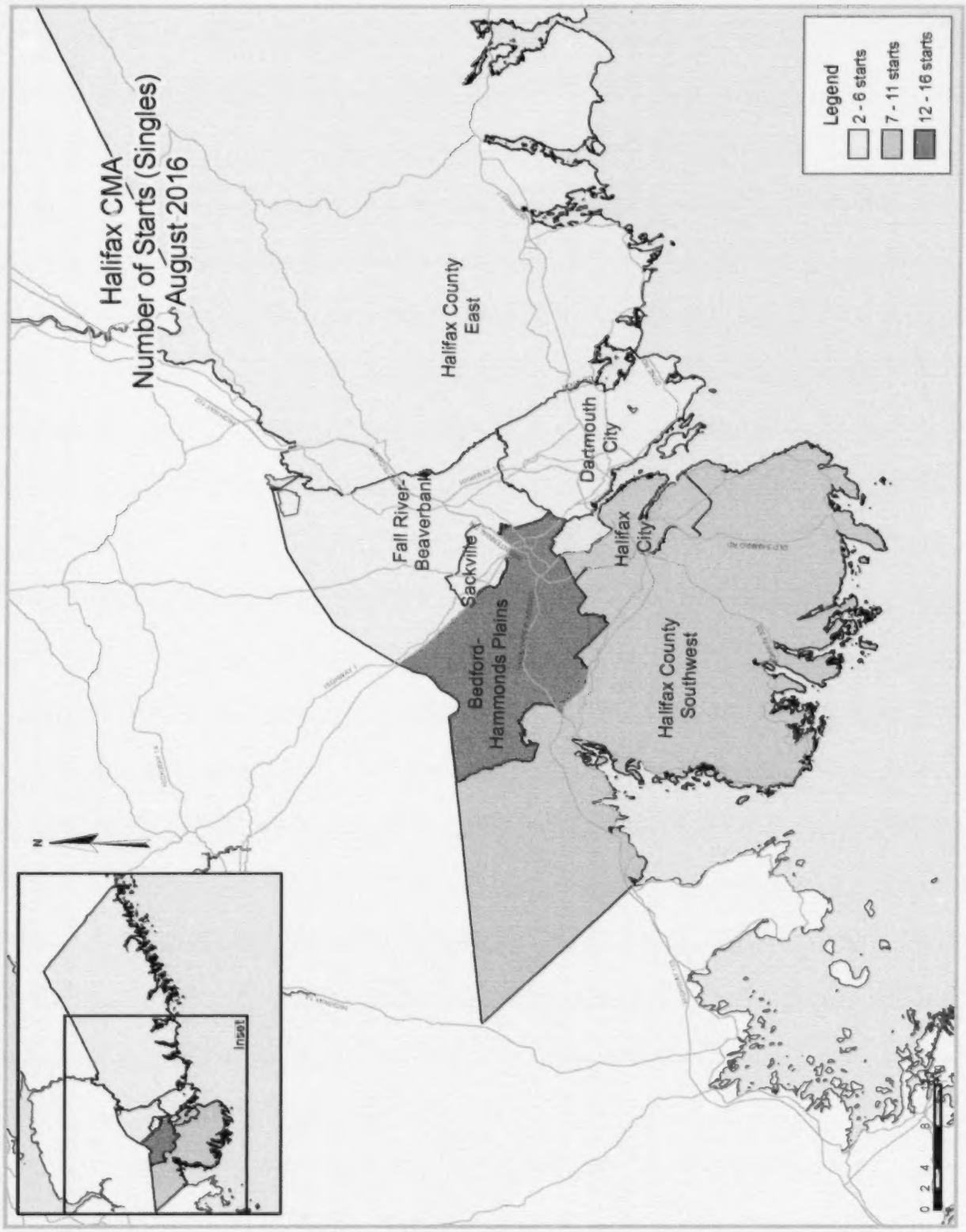
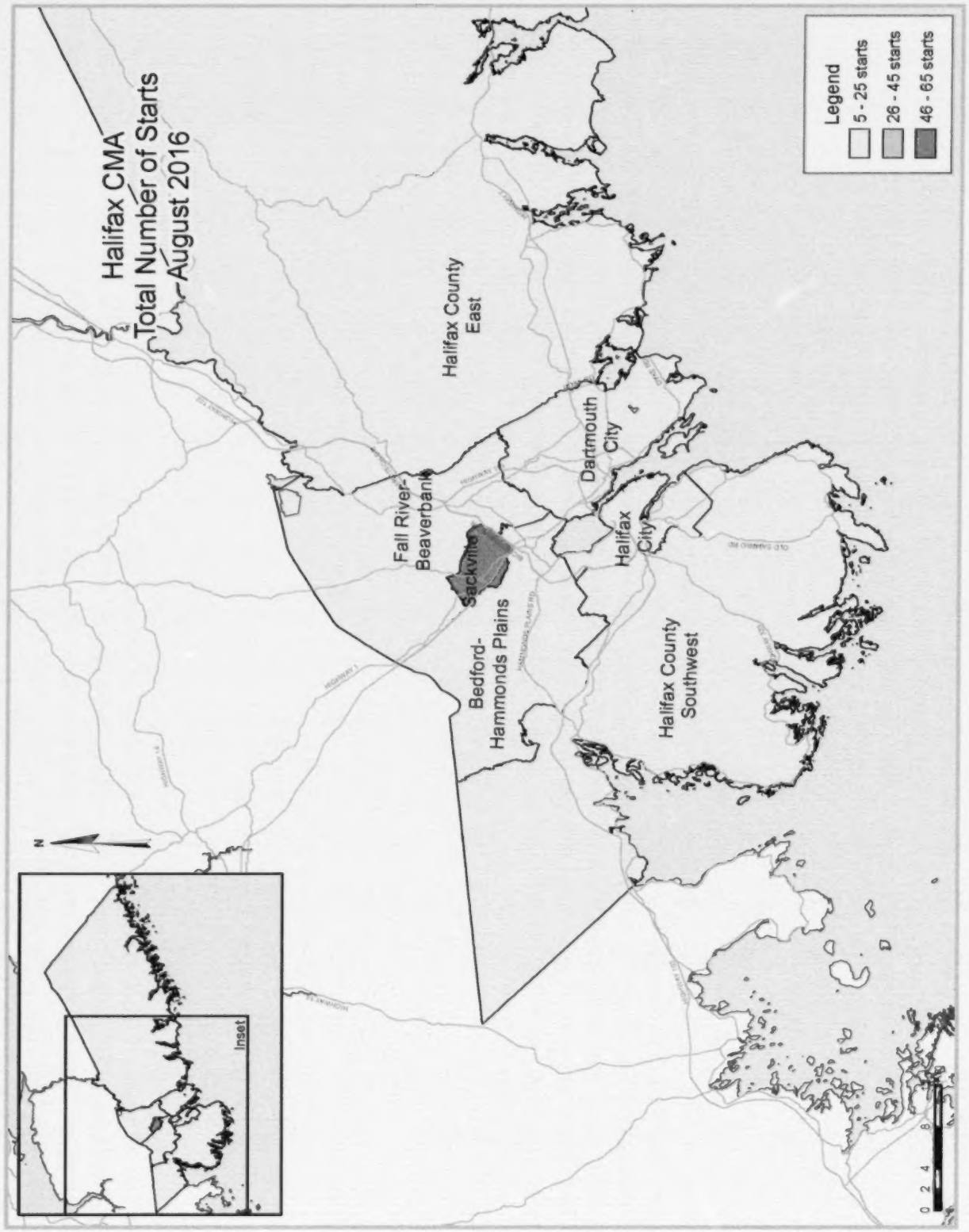
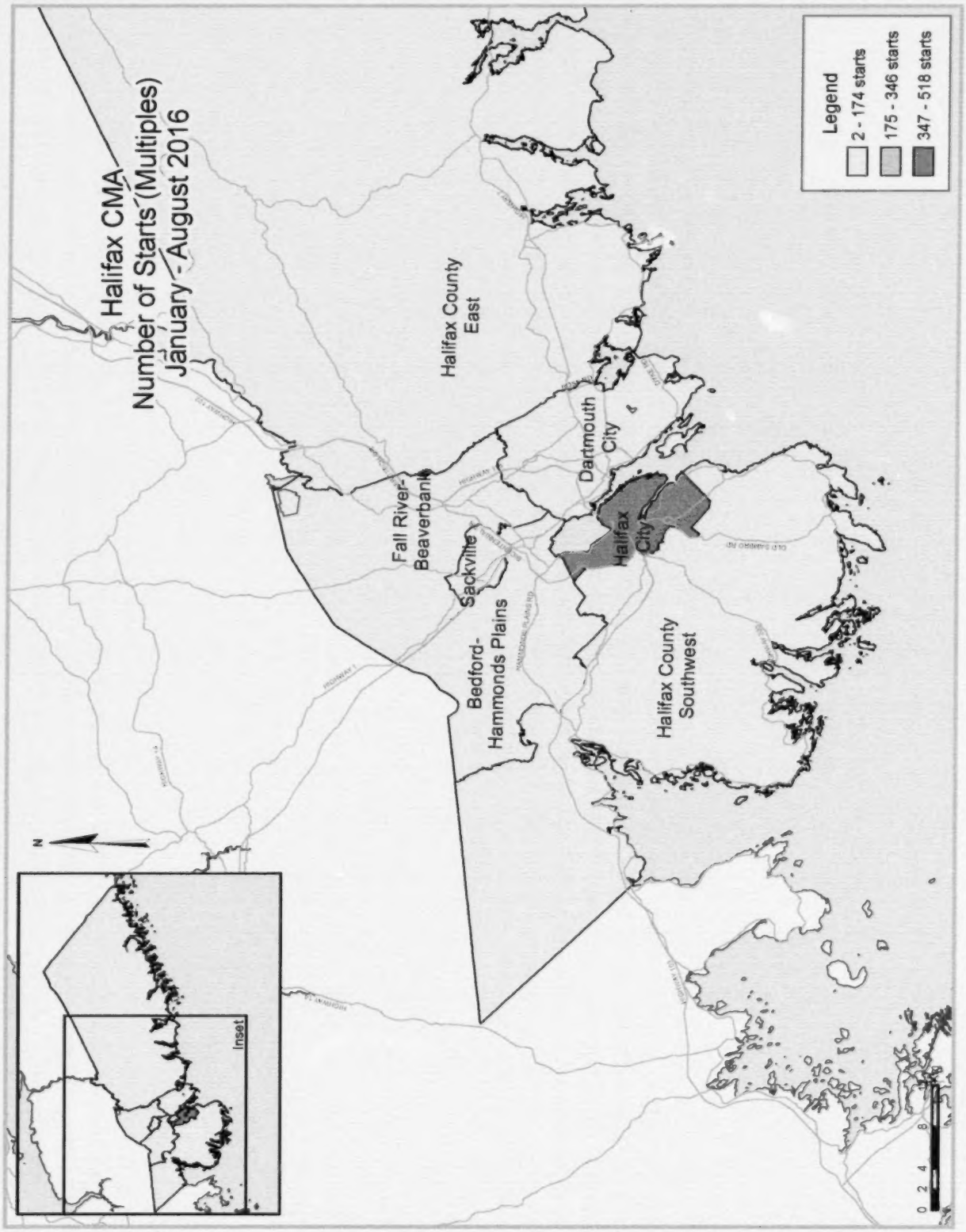
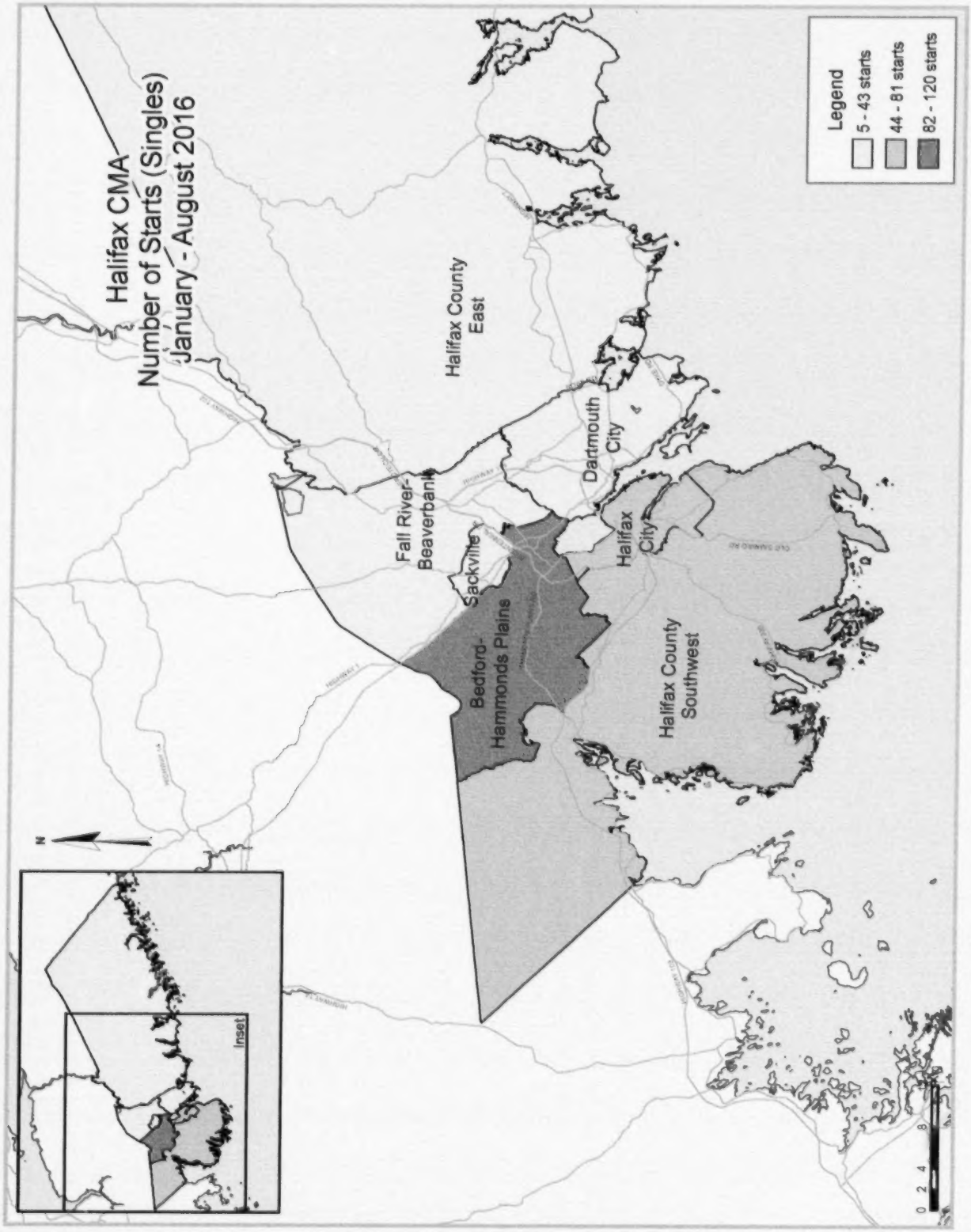
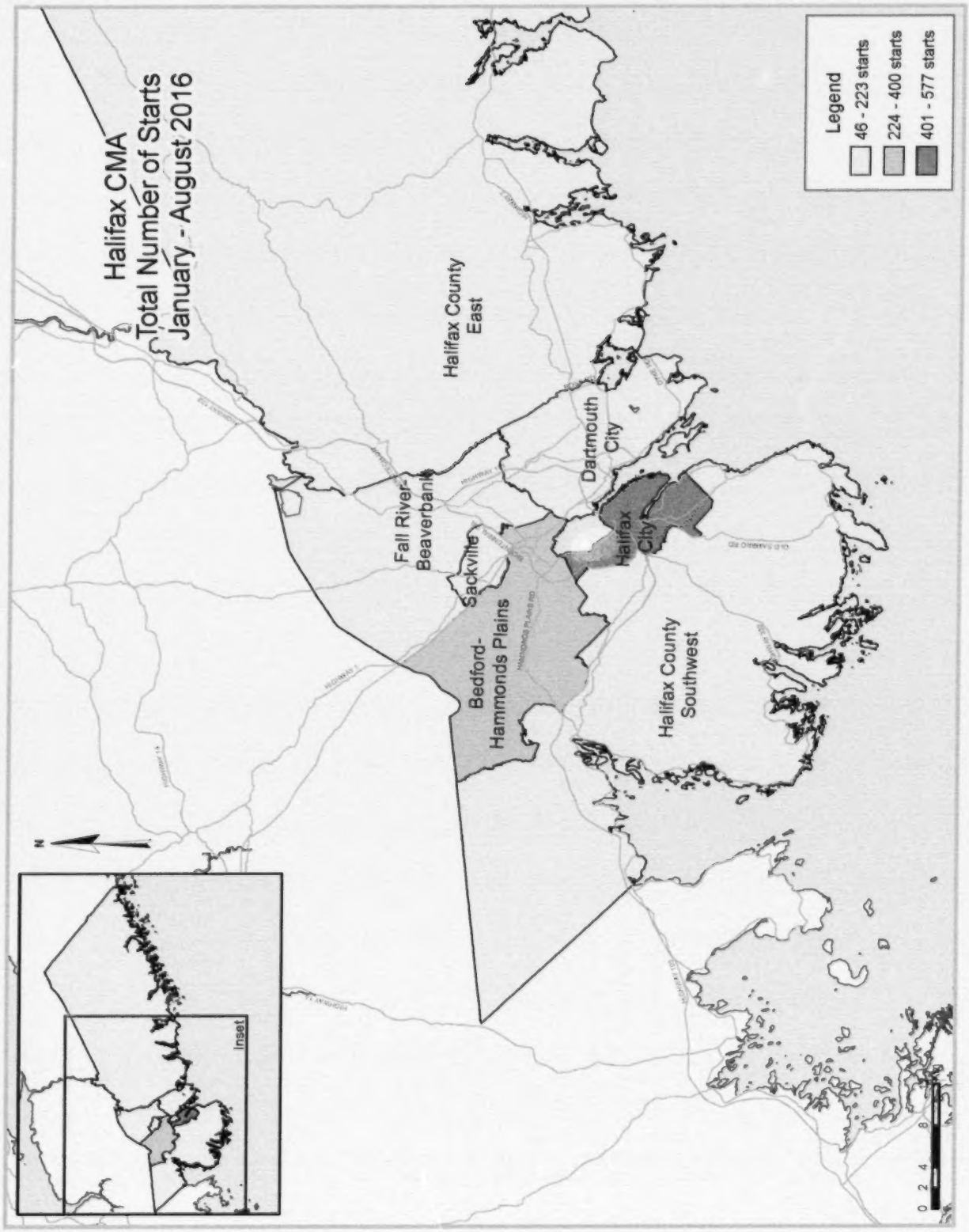

Halifax CMA
Number of Starts (Multiples)
August 2016
Legend
No starts
2 - 22 starts
23 - 42 starts
43 - 63 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
August 2016
Legend
2 - 6 starts
7 - 11 starts
12 - 16 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
August 2016
Legend
5 - 25 starts
26 - 45 starts
46 - 65 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - August 2016
Legend
2 - 174 starts
175 - 346 starts
347 - 518 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - August 2016
Legend
5 - 43 starts
44 - 81 starts
82 - 120 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - August 2016
Legend
46 - 223 starts
224 - 400 starts
401 - 577 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2016		
Halifax CMA[1]	July 2016	August 2016
Trend[2]	2,239	1,914
SAAR	2,422	1,504
	August 2015	August 2016
Actual		
August - Single-Detached	12	46
August - Multiples	175	83
August - Total	187	129
January to August - Single-Detached	213	348
January to August - Multiples	1,754	940
January to August - Total	1,967	1,288

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2016	40	6	10	0	0	0	10	63	129
August 2015	9	4	0	0	0	104	3	0	187
% Change	**	50.0	n/a	n/a	n/a	-100.0	**	n/a	-31.0
Year-to-date 2016	319	40	68	1	0	123	63	674	1,288
Year-to-date 2015	201	40	38	3	2	378	33	1,129	1,967
% Change	58.7	0.0	78.9	-66.7	-100.0	-67.5	90.9	-40.3	-34.5
UNDER CONSTRUCTION									
August 2016	356	56	109	1	0	572	53	2,653	3,824
August 2015	284	60	100	3	2	616	22	2,280	3,542
% Change	25.4	-6.7	9.0	-66.7	-100.0	-7.1	140.9	16.4	8.0
COMPLETIONS									
August 2016	24	4	6	0	0	0	8	1	43
August 2015	15	6	0	0	0	0	7	0	28
% Change	60.0	-33.3	n/a	n/a	n/a	n/a	14.3	n/a	53.6
Year-to-date 2016	262	50	62	0	0	56	48	508	986
Year-to-date 2015	253	34	78	0	0	0	47	617	1,029
% Change	3.6	47.1	-20.5	n/a	n/a	n/a	2.1	-17.7	-4.2
COMPLETED & NOT ABSORBED									
August 2016	67	5	31	0	0	51	n/a	n/a	154
August 2015	72	15	34	0	3	5	n/a	n/a	129
% Change	-6.9	-66.7	-8.8	n/a	-100.0	**	n/a	n/a	19.4
ABSORBED									
August 2016	25	5	2	0	0	2	n/a	n/a	34
August 2015	17	6	2	0	0	0	n/a	n/a	25
% Change	47.1	-16.7	0.0	n/a	n/a	n/a	n/a	n/a	36.0
Year-to-date 2016	274	55	57	1	3	58	n/a	n/a	448
Year-to-date 2015	263	40	66	0	0	46	n/a	n/a	415
% Change	4.2	37.5	-13.6	n/a	n/a	26.1	n/a	n/a	8.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
August 2016	8	4	0	0	0	0	4	0	16
August 2015	0	4	0	0	0	104	1	0	109
Dartmouth City									
August 2016	3	0	3	0	0	0	1	0	7
August 2015	0	0	0	0	0	0	1	0	1
Bedford-Hammonds Plains									
August 2016	13	0	4	0	0	0	3	0	20
August 2015	0	0	0	0	0	0	0	0	67
Sackville									
August 2016	2	0	0	0	0	0	0	63	65
August 2015	1	0	0	0	0	0	0	0	1
Fall River - Beaverbank									
August 2016	3	2	0	0	0	0	0	0	5
August 2015	1	0	0	0	0	0	0	0	1
Halifax County East									
August 2016	4	0	3	0	0	0	1	0	8
August 2015	2	0	0	0	0	0	0	0	2
Halifax County Southwest									
August 2016	7	0	0	0	0	0	1	0	8
August 2015	5	0	0	0	0	0	1	0	6
Halifax CMA									
August 2016	40	6	10	0	0	0	10	63	129
August 2015	9	4	0	0	0	104	3	0	187

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
August 2016	71	24	30	0	0	501	15	1,687	2,328
August 2015	38	20	34	0	0	506	0	1,448	2,046
Dartmouth City									
August 2016	38	4	26	0	0	71	0	282	433
August 2015	29	10	6	0	0	110	2	425	623
Bedford-Hammonds Plains									
August 2016	110	4	32	0	0	0	14	485	645
August 2015	37	4	10	0	0	0	0	146	264
Sackville									
August 2016	9	4	10	0	0	0	2	199	224
August 2015	45	0	34	0	0	0	0	116	250
Fall River - Beaverbank									
August 2016	35	14	0	0	0	0	22	0	71
August 2015	44	16	0	0	0	0	20	65	145
Halifax County East									
August 2016	35	4	6	0	0	0	0	0	57
August 2015	42	8	0	3	2	0	0	0	67
Halifax County Southwest									
August 2016	58	2	5	1	0	0	0	0	66
August 2015	49	2	16	0	0	0	0	80	147
Halifax CMA									
August 2016	356	56	109	1	0	572	53	2,653	3,824
August 2015	284	60	100	3	2	616	22	2,280	3,542

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
August 2016	5	2	0	0	0	0	0	0	7
August 2015	2	0	0	0	0	0	1	0	3
Dartmouth City									
August 2016	2	0	0	0	0	0	1	0	3
August 2015	1	0	0	0	0	0	1	0	2
Bedford-Hammonds Plains									
August 2016	5	0	6	0	0	0	5	0	16
August 2015	1	2	0	0	0	0	4	0	7
Sackville									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	2	0	0	0	0	0	0	0	2
Fall River - Beaverbank									
August 2016	5	0	0	0	0	0	0	1	6
August 2015	0	2	0	0	0	0	0	0	2
Halifax County East									
August 2016	1	0	0	0	0	0	1	0	2
August 2015	4	0	0	0	0	0	0	0	4
Halifax County Southwest									
August 2016	6	2	0	0	0	0	1	0	9
August 2015	5	2	0	0	0	0	1	0	8
Halifax CMA									
August 2016	24	4	6	0	0	0	8	1	43
August 2015	15	6	0	0	0	0	7	0	28

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
August 2016	14	3	7	0	0	49	n/a	n/a	73
August 2015	14	6	16	0	0	0	n/a	n/a	36
Dartmouth City									
August 2016	6	0	8	0	0	0	n/a	n/a	14
August 2015	11	0	5	0	0	0	n/a	n/a	16
Bedford-Hammonds Plains									
August 2016	11	0	9	0	0	0	n/a	n/a	20
August 2015	11	1	6	0	0	0	n/a	n/a	18
Sackville									
August 2016	2	0	3	0	0	2	n/a	n/a	7
August 2015	7	3	5	0	0	5	n/a	n/a	20
Fall River - Beaverbank									
August 2016	14	2	0	0	0	0	n/a	n/a	16
August 2015	14	5	2	0	0	0	n/a	n/a	21
Halifax County East									
August 2016	9	0	0	0	0	0	n/a	n/a	9
August 2015	10	0	0	0	0	0	n/a	n/a	10
Halifax County Southwest									
August 2016	11	0	4	0	0	0	n/a	n/a	15
August 2015	5	0	0	0	3	0	n/a	n/a	8
Halifax CMA									
August 2016	67	5	31	0	0	51	n/a	n/a	154
August 2015	72	15	34	0	3	5	n/a	n/a	129

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
August 2016	4	2	0	0	0	2	n/a	n/a	8
August 2015	2	0	2	0	0	0	n/a	n/a	4
Dartmouth City									
August 2016	2	1	0	0	0	0	n/a	n/a	3
August 2015	2	0	0	0	0	0	n/a	n/a	2
Bedford-Hammonds Plains									
August 2016	6	0	1	0	0	0	n/a	n/a	7
August 2015	0	2	0	0	0	0	n/a	n/a	2
Sackville									
August 2016	0	0	1	0	0	0	n/a	n/a	1
August 2015	3	0	0	0	0	0	n/a	n/a	3
Fall River - Beaverbank									
August 2016	7	0	0	0	0	0	n/a	n/a	7
August 2015	1	2	0	0	0	0	n/a	n/a	3
Halifax County East									
August 2016	1	0	0	0	0	0	n/a	n/a	1
August 2015	4	0	0	0	0	0	n/a	n/a	4
Halifax County Southwest									
August 2016	5	2	0	0	0	0	n/a	n/a	7
August 2015	5	2	0	0	0	0	n/a	n/a	7
Halifax CMA									
August 2016	25	5	2	0	0	2	n/a	n/a	34
August 2015	17	6	2	0	0	0	n/a	n/a	25

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Halifax City	8	1	4	4	4	0	0	104	16	109	-85.3
Dartmouth City	4	1	0	0	3	0	0	0	7	1	**
Bedford-Hammonds Plains	16	0	0	0	4	0	0	67	20	67	-70.1
Sackville	2	1	0	0	0	0	63	0	65	1	**
Fall River - Beaverbank	3	1	2	0	0	0	0	0	5	1	**
Halifax County East	5	2	0	0	3	0	0	0	8	2	**
Halifax County Southwest	8	6	0	0	0	0	0	0	8	6	33.3
Halifax CMA	46	12	6	4	14	0	63	171	129	187	-31.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	59	23	18	14	23	10	477	1,119	577	1,166	-50.5
Dartmouth City	28	14	2	4	26	6	60	201	116	225	-48.4
Bedford-Hammonds Plains	120	22	4	4	24	0	132	208	280	234	19.7
Sackville	5	36	2	0	4	22	127	121	138	179	-22.9
Fall River - Beaverbank	34	42	10	10	20	24	1	1	65	77	-15.6
Halifax County East	38	30	2	8	6	0	0	0	46	38	21.1
Halifax County Southwest	64	46	2	2	0	0	0	0	66	48	37.5
Halifax CMA	348	213	40	42	103	62	797	1,650	1,288	1,967	-34.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Halifax City	0	0	4	0	0	104	0	0
Dartmouth City	3	0	0	0	0	0	0	0
Bedford-Hammonds Plains	4	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	63	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	10	0	4	0	0	104	63	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	12	10	11	0	123	378	354	741
Dartmouth City	26	6	0	0	0	0	60	180
Bedford-Hammonds Plains	20	0	4	0	0	0	132	141
Sackville	4	22	0	0	0	0	127	66
Fall River - Beaverbank	0	0	20	24	0	0	1	1
Halifax County East	6	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	68	38	35	24	123	378	674	1,129

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market August 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Halifax City	12	4	0	104	4	1	16	109
Dartmouth City	6	0	0	0	1	1	7	1
Bedford-Hammonds Plains	17	0	0	0	3	0	20	67
Sackville	2	1	0	0	63	0	65	1
Fall River - Beaverbank	5	1	0	0	0	0	5	1
Halifax County East	7	2	0	0	1	0	8	2
Halifax County Southwest	7	5	0	0	1	1	8	6
Halifax CMA	56	13	0	104	73	3	129	187

Table 2.5: Starts by Submarket and by Intended Market January - August 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	87	46	123	378	367	742	577	1,166
Dartmouth City	53	20	0	0	63	184	116	225
Bedford-Hammonds Plains	130	26	0	0	150	141	280	234
Sackville	9	58	0	0	129	66	138	179
Fall River - Beaverbank	41	51	0	0	24	26	65	77
Halifax County East	44	32	0	5	2	1	46	38
Halifax County Southwest	63	46	1	0	2	2	66	48
Halifax CMA	427	279	124	383	737	1,162	1,288	1,967

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type August 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Halifax City	5	3	2	0	0	0	0	0	7	3	133.3
Dartmouth City	3	2	0	0	0	0	0	0	3	2	50.0
Bedford-Hammonds Plains	10	1	0	2	6	4	0	0	16	7	128.6
Sackville	0	2	0	0	0	0	0	0	0	2	-100.0
Fall River - Beaverbank	5	0	0	2	0	0	1	0	6	2	200.0
Halifax County East	2	4	0	0	0	0	0	0	2	4	-50.0
Halifax County Southwest	7	6	2	2	0	0	0	0	9	8	12.5
Halifax CMA	32	18	4	6	6	4	1	0	43	28	53.6

Table 3.1: Completions by Submarket and by Dwelling Type January - August 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	28	25	14	14	23	61	312	370	377	470	-19.8
Dartmouth City	25	21	10	2	6	4	51	0	92	27	**
Bedford-Hammonds Plains	59	19	6	6	10	24	116	70	191	119	60.5
Sackville	11	28	0	0	23	0	0	175	34	203	-83.3
Fall River - Beaverbank	41	41	10	10	21	25	4	1	76	77	-1.3
Halifax County East	59	61	6	0	0	0	1	0	66	61	8.2
Halifax County Southwest	66	65	4	2	0	4	80	1	150	72	108.3
Halifax CMA	289	260	50	34	83	118	564	617	986	1,029	-4.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Halifax City	0	0	0	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	6	0	0	4	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	1	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	6	0	0	4	0	0	1	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	23	45	0	16	56	0	256	370
Dartmouth City	6	4	0	0	0	0	51	0
Bedford-Hammonds Plains	10	16	0	8	0	0	116	70
Sackville	23	0	0	0	0	0	0	175
Fall River - Beaverbank	0	9	21	16	0	0	4	1
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	4	0	0	0	0	80	1
Halifax CMA	62	78	21	40	56	0	508	617

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market August 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Halifax City	7	2	0	0	0	1	7	3
Dartmouth City	2	1	0	0	1	1	3	2
Bedford-Hammonds Plains	11	3	0	0	5	4	16	7
Sackville	0	2	0	0	0	0	0	2
Fall River - Beaverbank	5	2	0	0	1	0	6	2
Halifax County East	1	4	0	0	1	0	2	4
Halifax County Southwest	8	7	0	0	1	1	9	8
Halifax CMA	34	21	0	0	9	7	43	28

Table 3.5: Completions by Submarket and by Intended Market January - August 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	63	83	56	0	258	387	377	470
Dartmouth City	36	25	0	0	56	2	92	27
Bedford-Hammonds Plains	62	41	0	0	129	78	191	119
Sackville	33	28	0	0	1	175	34	203
Fall River - Beaverbank	50	59	0	0	26	18	76	77
Halifax County East	63	60	0	0	3	1	66	61
Halifax County Southwest	67	69	0	0	83	3	150	72
Halifax CMA	374	365	56	0	556	664	986	1,029

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
August 2016	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	-	-
August 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	5	19.2	4	15.4	8	30.8	9	34.6	26	-	-
Year-to-date 2015	5	19.2	5	19.2	2	7.7	7	26.9	7	26.9	26	-	-
Dartmouth City													
August 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
August 2015	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	4	17.4	8	34.8	5	21.7	2	8.7	4	17.4	23	-	-
Year-to-date 2015	8	38.1	1	4.8	4	19.0	5	23.8	3	14.3	21	-	-
Bedford-Hammonds Plains													
August 2016	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	7	13.5	12	23.1	20	38.5	13	25.0	52	-	506,374
Year-to-date 2015	1	4.5	4	18.2	5	22.7	7	31.8	5	22.7	22	-	-
Sackville													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	0	0.0	8	44.4	0	0.0	9	50.0	1	5.6	18	-	502,950
Year-to-date 2015	2	7.4	12	44.4	5	18.5	8	29.6	0	0.0	27	-	-
Fall River - Beaverbank													
August 2016	0	0.0	3	42.9	1	14.3	3	42.9	0	0.0	7	-	-
August 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	4	10.3	14	35.9	5	12.8	7	17.9	9	23.1	39	-	425,400
Year-to-date 2015	7	14.3	14	28.6	8	16.3	11	22.4	9	18.4	49	-	441,827
Halifax County East													
August 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
August 2015	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	26	44.8	16	27.6	5	8.6	6	10.3	5	8.6	58	-	276,289
Year-to-date 2015	31	55.4	15	26.8	2	3.6	7	12.5	1	1.8	56	-	288,613
Halifax County Southwest													
August 2016	1	20.0	0	0.0	2	40.0	1	20.0	1	20.0	5	-	-
August 2015	0	0.0	2	40.0	1	20.0	1	20.0	1	20.0	5	-	-
Year-to-date 2016	9	15.3	20	33.9	9	15.3	9	15.3	12	20.3	59	-	455,432
Year-to-date 2015	7	11.3	20	32.3	9	14.5	12	19.4	14	22.6	62	-	442,750
Halifax CMA													
August 2016	2	8.0	5	20.0	6	24.0	7	28.0	5	20.0	25	-	529,640
August 2015	3	17.6	5	29.4	4	23.5	3	17.6	2	11.8	17	-	700,945
Year-to-date 2016	43	15.6	78	28.4	40	14.5	61	22.2	53	19.3	275	430,000	470,589
Year-to-date 2015	61	23.2	71	27.0	35	13.3	57	21.7	39	14.8	263	400,000	460,069

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2016						
Submarket	Aug 2016	Aug 2015	% Change	YTD 2016	YTD 2015	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	506,374	-	n/a
Sackville	-	-	n/a	502,950	-	n/a
Fall River - Beaverbank	-	-	n/a	425,400	441,827	-3.7
Halifax County East	-	-	n/a	276,289	288,613	-4.3
Halifax County Southwest	-	-	n/a	455,432	442,750	2.9
Halifax CMA	529,640	700,945	-24.4	470,589	460,069	2.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	August 2016				August 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	109	356,795	92	864	84	333,565	96	934	29.8	7.0	-4.2	-7.5
Dartmouth City	110	230,212	81	754	77	231,890	79	828	42.9	-0.7	2.5	-8.9
Bedford-Hammonds Plains	76	366,266	109	537	32	365,294	102	739	137.5	0.3	6.9	-27.3
Sackville	30	208,787	107	285	25	259,832	95	325	20.0	-19.6	12.6	-12.3
Halifax County Southwest	41	262,127	132	414	31	286,615	66	477	32.3	-8.5	100.0	-13.2
Halifax County East	31	191,106	112	333	17	194,288	78	401	82.4	-1.6	43.6	-17.0
Outside Halifax-Dartmouth Board	30	204,520	92	294	25	219,213	109	357	20.0	-6.7	-15.6	-17.6
Fall River-Beaver Bank	47	268,604	108	346	25	283,608	79	443	88.0	-5.3	36.7	-21.9
Halifax CMA	474	282,163	99	3827	316	281,072	88	4504	50.0	0.4	12.5	-15.0

Submarket	Year-to-date 2016				Year-to-date 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	939	339,983	95		799	349,660	94		17.5	-2.8	1.1	
Dartmouth City	901	242,370	77		888	243,611	79		1.5	-0.5	-2.5	
Bedford-Hammonds Plains	521	373,886	115		404	364,104	133		29.0	2.7	-13.5	
Sackville	288	200,469	98		244	217,722	98		18.0	-7.9	0.0	
Halifax County Southwest	306	273,190	96		253	268,468	103		20.9	1.8	-6.8	
Halifax County East	211	204,566	108		183	204,832	124		15.3	-0.1	-12.9	
Outside Halifax-Dartmouth Board	223	207,420	101		183	198,995	122		21.9	4.2	-17.2	
Fall River-Beaver Bank	267	295,188	87		252	290,205	98		6.0	1.7	-11.2	
Halifax CMA	3,656	285,005	94	34%	3,206	284,236	102	35%	14.0	0.3	-7.8	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
August 2016

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	118.0	125.8	227	6.1	70.0	864
	February	567	2.89	4.74	118.5	126.9	226	6.3	69.7	870
	March	567	2.89	4.74	118.6	128.4	225	6.5	69.2	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.6	68.1	881
	July	561	2.89	4.64	118.8	128.9	223	6.2	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.8	68.2	879
	September	561	2.89	4.64	118.8	128.4	226	5.9	68.8	869
	October	561	2.89	4.64	118.9	128.8	226	5.9	68.6	860
	November	561	3.14	4.64	118.4	128.1	224	6.1	68.2	860
	December	561	3.14	4.64	118.6	127.7	223	6.2	67.9	865
2016	January	561	3.14	4.64	118.6	128.2	223	6.5	68.0	876
	February	561	3.14	4.64	118.6	128.4	223	6.8	68.1	888
	March	561	3.14	4.64	118.6	129.0	223	7.2	68.4	899
	April	561	3.14	4.64	118.6	129.9	225	7.0	68.6	891
	May	561	3.14	4.64	118.7	130.5	227	6.4	68.7	884
	June	561	3.14	4.64	118.7	130.6	228	5.6	68.5	881
	July	567	3.14	4.74	119.1	130.1	228	5.4	68.2	890
	August	567	3.14	4.74			228	5.6	68.3	892
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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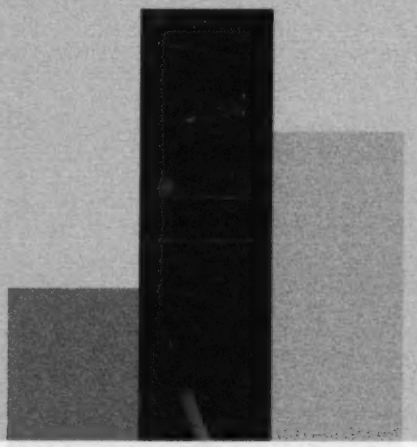

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